

# PKID Meeting – Spring Meadows PKID 07-04

Thursday January 29, 2014

6:00 –7:00 p.m.

**Public Works Assembly Room**

**Gilbert Staff:** Rick Acuna, Ryan Blair, Brian Border, Rob Giles, Linda Tunney, recorder

**Attendees:** Bruce Beauchamp, Merlyn Coon, David DeLatorre, Michelle & Jason Fornoff, Jan & Ian Gilyeat, Jill Humphrey, April Pinger, Wayne Scharich

## **Staff Contacts:**

- Maintenance - Rick Acuna - (480) 503-6268 - [rick.acuna@gilbertaz.gov](mailto:rick.acuna@gilbertaz.gov)
- Improvements - Brian Border - (480) 503-6937 – [brian.border@gilbertaz.gov](mailto:brian.border@gilbertaz.gov)
- General Questions - Rob Giles - (480) 503-6824 - [rob.giles@gilbertaz.gov](mailto:rob.giles@gilbertaz.gov)
- Website Information – [www.gilbertaz.gov/pkid](http://www.gilbertaz.gov/pkid)

## **1. Welcome:**

- **Introduce staff**

Rob Giles the Parks and Recreation Manager was the facilitator for the meeting. He had the team of staff in attendance introduce themselves. Ryan Blair is the CIP project manager and Brian Border works on contracts for improvements for the PKID. Rick Acuna is from Parks and he oversees PKID’s maintenance. Linda Tunney is from Parks & Recreation and she will be preparing minutes so they can be put on the website.

- **Welcome new attendees**

Rob Giles welcomed the group to the Spring Meadows PKID meeting.

- **Overview of PKID process**

Rob Giles asked if the homeowners were familiar with the PKID process and if not he can give a brief history of the PKID process. The group stated that they were familiar with the process so the meeting moved forward.

## **2. Improvements for FY2015**

Estimated Base Assessment: \$23.54

- **Option 1 – Small Basin completely replace** \$57,800, in the small basin, would add approximately \$21.22 a month. (Each option has an additional 20% Cap).
- **Option 2 – Play Structure replace** \$38,500, in the large basin, would add approximately \$14.13 per month. (Each option has an additional 20% Cap).
- **Option 3 – Paint and Repair Walls**, \$15,431 which would cost \$5.67 per month. (Each option has an additional 20% Cap).
- **Option 4 – Shade Structure** -\$30,000, which would cost \$11.01. (Each option has an additional 20% Cap).

Ryan Blair stated that Rick Acuna got the contract maintenance fee which went up a little and that is why the estimated assessment base went up to \$23.45 per month. If you want to do any improvements you need to add them to this base amount.

Ryan Blair said that he got an estimate to repair the fence in the amount of \$15,431 which will cost \$5.57 per month.

Brian Border reviewed the options with the group:

**Option 1:** would completely replace irrigation, plants, trees, but would keep trees that are in good health.

**Option 2:** would add a 20x20 play structure.

**Options 3 and 4 were added during the meeting.**

**Option 3:** Ryan Blair stated that option 3 would be to paint and repair the walls by adding water proofing, primer, repair stucco, and paint where the wall is currently painted. If needed we can review walls that are crumbling and take and get another estimate to completely replace the wall. We would contact the homeowners by email and let you know how much it would cost and then you would need to vote on it again.

**Option 4:** Ryan Blair stated that option 4 would be to add a shade structure.

Ryan Blair stated that we could add a Cap onto any amount for the improvements. The consensus of the group was to add a 20% Cap increase on all of the options.

- **Determine if homeowners want improvements**

Rob Giles stated that if there is an overall vote and the majority answer “Yes” to make any improvements you can decide specific project details after that vote. If the majority votes “No” then no improvements will be done this year. We will be taking the vote by a written ballot and adding any proxy votes to that count.

The ballot cards were counted by Rob Giles and the vote was 8 ‘Yes’ -2 “No”, which included the proxy votes, in favor of undertaking improvements.

- **Vote to Determine FY2015 assessment**

Option 1: Small Basin Renovation- by a show of hands, there was no one raising their hand. No one was in favor of undertaking this improvement.

Option 2: Play Structure -by a show of hands, there was no one raising their hand. No one was in favor of undertaking this improvement.

Option 3: Wall Paint and Repair - by a show of hands, one person raised their hand. The majority vote was not in favor of undertaking this improvement.

Option 4: Shade Cover - by a show of hands, the majority vote was 7 “Yes” in favor of undertaking these improvements, with an additional Cap of 20%.

#### **4. Questions:**

A homeowner asked a question regarding why they were paying \$5,000 for architectural fees.

Ryan Blair responded that it is a projection and if you don't do any improvements you will get a portion of that back next year.

A homeowner asked a question about the new irrigation system and weren't they going to see a savings in water usages.

Rick Acuna gave a review of the water consumption and he stated that it has gone down from a high of 10,280,000 gallons in 2009 to 5,815,000 in 2013. We manage the controllers well and make very good use of rain. For all PKID'S we were 3% below budget for 2013.

A homeowner asked if contact was made with Settlers Point neighborhood regarding the west wall with regards to the dirt pushing up against their wall causing damage.

Rick Acuna responded that we could talk with the neighborhood about redoing the wall and water proofing it. It was suggested that Settler's Point and Mira Vista neighborhoods be contacted about the wall improvements to see if they would pay for half of the improvements.

A homeowner had a question regarding the cost of personnel going up in the budget.

Rob Giles responded that there were some adjustments made a year ago for salary increases and adjustments to ASRS retirement account that would account for the change.

It was requested that if there were large adjustments being made to the budget to explain them and give the homeowner's more details in the report.

Rob Giles request that if the homeowners have any general questions or concerns to please feel free to contact Rick Acuna or himself. Please don't wait until the yearly PKID meeting.

#### **Action items:**

Rob asked if anyone would like to volunteer to be on a focus group to review the PKID process. There were 3 volunteers.

**Meeting was adjourned at 6:57 p.m.**